083.0	0007	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,100 / 600,100
					USE VALUE:	600,100 / 600,100
					ASSESSED:	600,100 / 600,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BYERS ANTHONY & LILAH
Owner 2:	
Owner 3:	
Street 1:	21 OAKLEDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIPEL SHELDON J & LINDA M -
Owner 2:	-
Street 1:	21 OAKLEDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,820 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2820.000	246,900		353,200	600,100
Total Card	0.065	246,900		353,200	600,100
Total Parcel	0.065	246,900		353,200	600,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.78 | /Parcel: 471.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52579
GIS Ref	
GIS Ref	
Insp Date	12/13/08

!6826!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,900	0	2,820.	353,200	600,100	600,100	Year End Roll	12/18/2019
2019	101	FV	213,300	0	2,820.	348,200	561,500	561,500	Year End Roll	1/3/2019
2018	101	FV	213,300	0	2,820.	267,400	480,700	480,700	Year End Roll	12/20/2017
2017	101	FV	213,300	0	2,820.	252,300	465,600	465,600	Year End Roll	1/3/2017
2016	101	FV	213,300	0	2,820.	232,100	445,400	445,400	Year End	1/4/2016
2015	101	FV	201,300	0	2,820.	217,000	418,300	418,300	Year End Roll	12/11/2014
2014	101	FV	201,300	0	2,820.	199,800	401,100	401,100	Year End Roll	12/16/2013
2013	101	FV	201,300	0	2,820.	199,800	401,100	401,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIPEL SHELDON J	64856-256		1/30/2015		450,000	No	No		
	13008-218		7/1/1976		28,000	No	No		N

PRINT

Date	Time
12/10/20	21:32:23

LAST REV

Date	Time
11/18/15	09:14:40

philc

USER DEFINED

Prior Id # 1:	52579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1697	Redo Kit	11,284					

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2008	Meas/Inspect	197	PATRIOT
4/29/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2820		Sq. Ft.	Site		0	70.	1.79	6									353,220						353,200	

Total AC/HA: 0.06474 | Total SF/SM: 2820 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 353,220 | Spl Credit | Total: 353,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335438
Depreciation:	88556
Depreciated Total:	246882

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

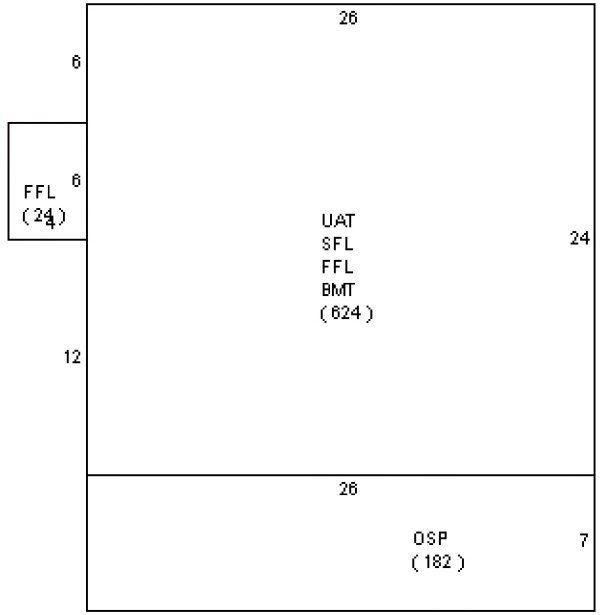
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.75
Special Features:	0	Val/Su Net:	110.52
Final Total:	246900	Val/Su SzAd	194.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	52.120	32,525
FFL	First Floor	624	173.750	108,417
SFL	Second Floor	624	173.750	108,417
OSP	Screen Porch	182	27.840	5,067
UAT	Upper Attic	156	69.500	10,842
FFL	First Floor	24	173.740	4,170

Net Sketched Area:	2,234			Total:	269,438
Size Ad	1272	Gross Are	2702	FinArea	1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc